

**Vergas EDA/HRA  
Vergas EDA/HRA January 2022  
Billy's Corner Bar & Grill  
11:00 AM on Wednesday, January 5, 2022**

**1. Call to Order**

**2. Agenda Additions and Deletions**

**3. Minutes**

December 1, 2021

**4. Status of Recommendations to City Council**

West Lake Street Property

**5. Financial Update**

2021 Budget

2022 Budget

**6. Old Business**

a. EDA Goals

b. HRA Goals

**7. New Business**

[Ehlers' MN Public Finance Seminar](#)

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**Vergas EDA/HRA  
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**3. Minutes**

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December 1, 2021

**Files Attached**

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- 12-01-21 EDA-HRA Minutes.pdf

CITY OF VERGAS EDA/HRA  
Wednesday, December 1, 2021  
11:00 am  
Vergas Event Center

The City of Vergas Economic Development Authority (EDA) and Housing Redevelopment Authority (HRA) met on Wednesday, December 1, 2021, at 11:00 am at the Vergas Event Center with the following members present: Bruce Albright, Austin Tegtmeier, Kevin Zitzow and Paul Pinke. Absent: Vanessa Perry. Also present: Clerk/Treasurer Julie Lammers, Sherri (Cheryl) Hanson and City Attorney Tom Winters.

Meeting was called to order by President Kevin Zitzow at 11:00 am.

**Approval of Agenda**

Approved agenda as presented.

**Approval of Minutes**

Motion by Tegtmeier, seconded by Pinke to approve November 3, 2021, minutes. Motion passed unanimously.

**Status of Council Recommendations**

Albright reviewed the Council's decision to deny the waving of Water and Sewer Accessory fees for commercial businesses due to both funds having negative balances and large expenses for repairs and upkeep on current infrastructure.

Motion by Pinke, seconded by Tegtmeier for the EDA/HRA to pay for the Water Accessory fees and Sewer Accessory fees for the following commercial businesses: S & Z Properties and Summers Construction for a total of \$3,000 to coincide with the mission of the EDA: The purpose of the Vergas EDA is to retain and promote businesses in our community and to add housing so that we prosper and increase the tax base keeping the City a vital community. Motion passed unanimously. Committee members asked Lammers to contact Barbie Porter of the Frazee Vergas Forum to do an article on EDA/HRA contribution to local businesses.

**West Lake Street Bid Opening**

Attorney Tom Winters reviewed the bidding process and opened the one sealed bid received from Josh Hanson regarding 310 W Lake Street for \$28,000.00. Members discussed the costs associated with the purchase of the property, removal of the house and the city contribution of \$8,000.00 to the EDA/HRA. Cheryl Hanson, broker for bidder Josh Hanson, raised the bid to \$40,000.00. Motion by Albright, seconded by Pinke to recommend to Council to accept the bid of \$40,000.00 for the city property located at 310 W Lake Street and sell property. Motion passed unanimously.

**2021 Financial Update**

Lammers reviewed income and expense worksheet regarding the EDA/HRA.

**Old Business**

2021 EDA and HRA goals were discussed. Members were asked to bring new goals to the January meeting where everyone will have a paper copy of goals to discuss. Lammers will provide comprehensive planning group with current goals.

Membership of the EDA/HRA is contingent on being a city property owner not living in the City of Vergas. League of MM Cities does recommend all committees with fiscal decision-making powers consist of city property owners and City Attorney Winters agreed.

**New Business**

No new business was discussed.

Meeting adjourned at 11:20 a.m. The next meeting will be held January 5, 2022, at 11:00 am at Billy's Corner Bar.

Julie Lammers  
City Clerk-Treasurer  
City of Vergas

**Council Recommendations**

Approval of sale of 310 West Lake Street property for \$40,000.00.

**Follow up Actions.**

Lammers provide 2021 EDA/HRA goals at January meeting and the committee members bring ideas for 2022 to the January meeting.

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**4. Status of Recommendations to City Council**

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West Lake Street Property

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**5. Financial Update**

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2021 Budget  
2022 Budget

**Files Attached**

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- 2021 EDA HRA Income and Expenses.pdf
- 2022 EDA\_HRA Balance Sheet.pdf

	2021 EDA/HRA	
Beginning Balance	Income/Expense	\$1,369.66
Revenue:		
City	7,000.00	
West Central Initiative-Vet Fee	250.00	
West Central Initiative-Pickle Ball Fee	250.00	
Total Revenue		7,500.00
Expenses:		
Vergas Post Office	55.00	
Frazee-Vergas Forum	126.00	
Summers Contruction Water/Sewer Fees	1,500.00	
S & Z Water/Sewer Fees	1,500.00	
Total Expenses:		3,181.00
<b>Balance of Checking Account as of 12/30/2021</b>		<b>\$5,688.66</b>

#### Savings Account

West Central Initiative	15,314.67	
Total in HRA/EDA Account		<b>\$21,003.33</b>

#### Veteran's Memorial

Income		
10/14/2021 West Central Initiative	250.00	
10/18/2021 West Central Initiative	5,515.73	
11/22/2021 West Central Initiative	8,450.84	
Total Income		14,216.57
Expenses		
10/18/2021 Construction Permit	250.00	
10/29/2021 All Flags	5,515.73	
11/23/2021 Fergus Falls Monument	6,000.00	
11/23/2021 KLJ Engineering	2,435.00	
11/23/2021 Lyle Krieg	15.84	
Total Expenses		14,216.57
Balance of Account		\$0.00

#### Pickle Ball

Income		
12/8/2021 West Central Initiative	52,388.50	
Total Income		52388.50
Expense		
12/14/2021 Zayic Concrete	49,930.00	
12/14/2021 KLJ Engineering	958.50	
12/14/2021 MM Dirtwork & Tree Service	1,500.00	
Total Expenses		52388.50
Balance of Account		\$0.00

# 2022 EDA-HRA Income-Expense Sheet

Beginning Balance \$5,688.66

Revenue:

	City	8,000.00
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Total Revenue	<u>\$8,000.00</u>	
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Expenses:

Total Expenses:	<u>\$0.00</u>	
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Balance of Checking Account as of 12/30/2021		<u>\$13,688.66</u>
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Savings Account

	West Central Initiative	15,314.67
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Total in HRA/EDA Account		<u>\$29,003.33</u>
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Veteran's Memorial  
Income

Total Income	<u>0.00</u>	
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Expenses

Total Expenses	<u>0.00</u>	
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Balance of Account		<u>\$0.00</u>
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Pickle Ball  
Income

Total Income	<u>\$0.00</u>	
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Expense

Total Expenses	<u>\$0.00</u>	
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Balance of Account		<u>\$0.00</u>
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**Vergas EDA/HRA**  
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**6. Old Business**

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- a. EDA Goals
- b. HRA Goals

**Files Attached**

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- 2021 HRA & EDA Goals.pdf

## 2021 EDA/HRA Goals:

### HRA -Housing:

#### 1. Identify buildable lots

a. Identify lots within current city limits, owners of said lots, their price, and whether they have City services (water/sewer), or their potential for said services.

b. Identify potential building lots within a one-mile radius of Vergas, owners of the lots, and their selling price. Assess potential of providing City services.

2. Review housing study determine the types of housing needed, work with City and private development to furnish said housing.

3. Determine interest in grant or low interest housing program to repair or improve existing housing. (Focus on attaining goal in 2023)

4. Assisting current residents in retaining and maintaining their properties through knowledge of available programs.

5. Aid residential developers by making new built housing more tangible through support of waved permitting fees such as building permits, tax levies, etc.

6. Convey the message that all aspects; live, work, and play; contribute to the existing high quality of life in our community.

7. Look at working with builder/developer for spec homes.

### EDA-Business:

1. Meet with existing business owners. Determine how things are going for businesses and if they need our assistance to stay in business or to expand their business.

2. Support current commercial businesses with training and information on available or upcoming funding in order to help them maintain and grow at a successful rate.

3. Work with Planning and Zoning to review areas within current city limits and within a one-mile radius for potential future business development/growth.

4. Continue redevelopment efforts of unoccupied commercial buildings within the city of Vergas.

5. Encourage well planned quality development of commercial areas.

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**7. New Business**

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**Files Attached**

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- 2022 Northwest MN Regional Housing Forum.pdf



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Share Bulletin



## You're invited - Northwest Minnesota Region Housing Forum

Minnesota Housing sent this bulletin at 12/22/2021 08:34 AM CST

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Minnesota Housing eNews

December 21, 2021

### 2022 Northwest Minnesota Regional Housing Forum

Minnesota Housing is pleased to partner with Greater Minnesota Housing Fund, Northwest Minnesota Initiative Foundation and Headwaters Regional Development Commission (HRDC) to host a Northwest Minnesota Regional Housing Forum.

This event will include two panel discussions featuring panelists working in Northwest Minnesota, breakout sessions for attendees to participate in discussions around regional housing solutions, and key legislative and funding updates.

**Tuesday, January 18, 2022**

**9:00 a.m. to Noon**

**Virtually Via Zoom**

[Register](#)

#### Sponsors:



Do you know someone who may be interested in attending?

Please share this invitation!

[www.mnhousing.gov](http://www.mnhousing.gov)